



**TOWN OF HARPSWELL  
PLANNING BOARD MINUTES  
January 18, 2006  
Approved February 15, 2006**

**MEMBERS PRESENT**

John Papacosma, Chairman  
Dorothy Carrier, Vice Chairman  
Joanne Rogers  
Henry Korsiak  
George Swallow  
Kenneth Cichon, Associate Member

**MEMBERS ABSENT**

**STAFF PRESENT**

Jay Chace, Planner  
Marsha Hinton, Recording Secretary

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The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by John Papacosma, Chairman.

**Minutes of December 21, 2005**

Joanne Rogers moved, seconded by Henry Korsiak to accept the minutes as printed.  
Unanimous Approval

John Papacosma reviewed the Planning Board site visits on January 17, 2006, attended by all Planning Board members.

**NEW BUSINESS**

**ITEM 1**

**06-01-01** Laurie B Haggerty/Eleanor C French, Subdivision Amendment Review, Proposed Lot Division, Interior, Tax Map 50-187, Harpswell Islands Road, Harpswell.

Ms. French and Ms. Haggerty described how they proposed to divide the 4.75 acre lot into two lots of at least 2 acres, explained that the well water was tested on lot number 2, the location of the proposed septic system, and the location of the test pit described in the subsurface waste water application. Ms. French and Ms. Haggerty asked the Planning Board review this application as a preliminary proposal.

The Planning Board discussed the lot sizes, geographic limitations on the lots, the requirements of the homeowners association, location of test pit "B", the water test on lot 2, and the need for a survey before a formal review of the Planning Board. The Planning Board was polled and it was unanimously agreed to proceed with the application as a preliminary review at this evening's meeting.

**Planning Board preliminary consideration of Subdivision Ordinance Section 9.**

**9.1 Conformance**

John Papacosma moved, seconded Dorothy Carrier, to find that this proposal will be in conformance with all local, state, and federal regulations. Unanimous Approval

## **9.2 Municipal Services**

Dorothy Carrier moved, seconded by Joanne Rogers, to find that the applicant meets the requirements of § 9.2. as it does not appear that this proposal will not have an adverse impact on municipal services. Unanimous Approval

## **9.3 Preservation of Landscape**

John Papacosma moved, seconded by Dorothy Carrier to find that the proposal meets the intent of § 9.3 because there are no changes proposed and the applicant has been made aware that the subdivision ordinance requires a 25 foot buffer strip to remain along Route 24 and Cundy's Harbor Road. Unanimous Approval

## **9.4 Lots**

The Planning Board was polled and it was unanimously agreed to wait until a formal survey is provided before discussion of this standard.

## **9.5 Land not suitable for development**

The Planning Board was polled and it was unanimously agreed to wait until a formal survey is provided before discussion of this standard.

## **9.6 Required improvements**

John Papacosma moved, seconded by Dorothy Carrier to find that the applicant has met the requirements of § 9.6, Required Improvements, as stated by the ordinances. Unanimous Approval

## **9.7 Erosion and sedimentation control**

John Papacosma moved, seconded by Henry Korsiak to find that the requirements of § 9.7 with regard to the natural state of the subject lots have been met. Unanimous Approval

## **9.8 Utilities**

John Papacosma moved, seconded by Joanne Rogers to find that the proposal meets the requirements of § 9.8 because an existing utility line runs along Stonewall Road. Unanimous Approval

## **9.9 Construction in Flood Hazard Areas**

John Papacosma moved, seconded by Dorothy Carrier to find that the requirements of § 9.9 do not apply. Unanimous Approval

#### **9.10 Impact on Wetlands**

John Papacosma moved, seconded by Dorothy Carrier to find that at this time there would be no impact on the wetlands and therefore the application meets the requirements of § 9.10. Unanimous Approval

#### **9.11 Impact on Groundwater**

John Papacosma moved, seconded by Henry Korsiak to find that the requirements of § 9.11 have been met based upon documentation that there is an adequate supply of water. Unanimous Approval

#### **9.12 Stormwater Management**

John Papacosma moved, seconded by Dorothy Carrier to find that there is no development proposed at this time therefore the requirements of § 9.12 have been met. Unanimous Approval

#### **9.13 Offshore Islands**

John Papacosma moved, seconded by Dorothy Carrier, to find that the requirements of § 9.13 are not applicable. Unanimous Approval

#### **9.14 Aesthetic, Cultural, and Natural Values**

John Papacosma moved, seconded by Dorothy Carrier to find that the homeowners association requirements are more strict than the Town of Harpswell's ordinance standards and therefore the applicant has met the standards of § 9.14. Unanimous Approval

#### **9.15 Traffic**

John Papacosma moved, seconded by Dorothy Carrier to find that the intent of § 9.15 has been met. Unanimous Approval

#### **9.16 Homeowners/Landowners Association**

John Papacosma moved, seconded by Dorothy Carrier to find that there is a homeowners association which was established at the time of the original subdivision application and the new lot will be part of that homeowners association and therefore the intent of § 9.16 has been met. Unanimous Approval

## **OLD BUSINESS**

**05-01-01** Noel Musson (Orr's-Bailey Yacht Club – owners) Site Plan Review, Clubhouse Renovation, Commercial Fishing 1 and 2, Tax Map 27-27, 26 Osborn Row, Orr's Island.

Jay Chace, Town Planner, read a letter dated January 4, 2006, from Suzanne T. Baker to the Planning Board requesting a one year extension of the approved application.

The Planning Board discussed the reasoning for this extension.

Dorothy Carrier moved, seconded by George Swallow, to extend to the Orr's-Bailey Yacht Club a one year extension to terminate in April 2007. Unanimous Approval

## **OTHER BUSINESS**

Jay Chace, Town Planner, invited the members of the Planning Board to attend a workshop on Tuesday January 31, 2006, at 7:00 pm with Charlie Todd on Bald Eagle and Peregrine Falcon Habitats. Mr. Chace also encouraged the Planning Board members to attend a workshop on Shoreland Zoning to be held at the West Bath fire station on January 19, 2006, at 6:30.

The Planning Board held discussion on the crafting of motions.

There being no other business before the Planning Board, Dorothy Carrier moved, seconded by Joanne Rogers to adjourn. Unanimous Approval

Meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Marsha M. Hinton  
Planning Assistant